

**MINUTES OF  
FAUQUIER COUNTY AGRICULTURAL & FORESTAL  
DISTRICT ADVISORY COMMITTEE**

November 5, 2003

The Fauquier County Agricultural and Forestal District Advisory Committee held a meeting on November 5, 2003, at 7:00 P.M. in the Court and Office Building, 40 Culpeper Street, Warrenton, Virginia. Those members present were Mr. Lewis Wiley, Mr. Alton Willingham, Mrs. Mildred Riddell, Dr. Kitty Smith, Mr. Robert H. Rogers, Mrs. Mary Morran, Mr. William E.S. Worrall, Mr. Harry Atherton and Mr. Ross D'Urso. Also present were Mr. Paul McCulla, County Attorney, and Ms. Kimberley A. Johnson, Zoning Administrator. Mr. James N. Eustace was absent.

**Review of Dominion Transmission, Inc.'s Proposal to Acquire Land Located within the Southern Fauquier Agricultural and Forestal District**

Ms. Johnson presented the issue. Fauquier County received notice of Dominion Transmission, Inc.'s (DTI) intention to acquire a 30.63 acre portion of the 282.5 acre property owned by Lewis J. and Martha M. Bender, which is located in the Southern Fauquier Agricultural and Forestal District. DTI has indicated they have a contract with the Benders to purchase the property for the development of a gas compressor station adjacent to their existing measuring and regulating station and gas transmission facilities. Because the property is located within an Agricultural and Forestal District, pursuant to the Code of Virginia, Section 15.2-4313, the proposal requires review and approval by the Board of Supervisors. Ultimately, the project would also require Special Exception approval, a finding of compliance with the comprehensive plan, and a boundary line adjustment.

Dr. Smith stated concerns with about the potential level of noise generated by the facility. There was a discussion regarding limiting noise.

Mr. D'Urso asked about value of project and tax revenue benefits. The applicant indicated the project would generate about \$100,000 tax revenue each year.

Ms. Riddell expressed concern about the portion of the land included in the Dominion parcel designated as buffer. Would that land remain in farming and could the county require such? There was discussion as to how that might help mitigate the impact on the agricultural and forestal district.

Mr. Worrall asked if this sets a precedent for other utilities in the District. Mr. McCulla stated that the Code criteria are very use and parcel specific, so that each proposal and parcel would be analyzed on its individual merits. Mr. McCulla noted that it is very unlikely that this could be used for binding precedent.

Ms. Morran asked about emissions from the station. The Dominion representatives indicated that the emissions are controlled by Federal and State guidelines and that the facility would meet those requirements.

The Dominion representatives provided additional information on the project. They described in more detail the mechanics of how the proposed facility will work, and explained that customer demand to the south cannot be met with the current pressure. The increase in pressure that will come with the facility will allow the necessary volume of gas to be transmitted in the existing lines. The alternative is to build additional lines, which is potentially much more disruptive to many properties.

Ms. Riddell asked if the facility generated any hazardous materials. The Dominion representatives explained that there is some condensation from the lines, which is captured in tanks. It is a very small amount and very little is hazardous. A small structure in the facility would contain the products safely until they could be removed by approved hazardous waste haulers. Ms. Riddell asked if there have ever been any leaks of hazardous materials at the Leesburg facility. Dominion representatives indicated there had not been.

Mr. Atherton stated that it was impossible to determine, with the information the Committee has now, that there won't be an unreasonable adverse effect, and that a public hearing was warranted.

Dr. Smith asked if the company has looked at other sites in the County that are not in the Agricultural and Forestal District. Representative from Dominion stated that moving the system to the north or south would create more disturbance environmental impacts because they would have to extend pipelines and/or relocate the existing facility. He stated that any deviation from the corridor would mean more disturbance and more pipelines. He further noted that there were access and floodplain issues on many of the properties to the near south.

On a motion made by Ms. Morran and seconded by Mr. D'Urso, the Agricultural and Forestal Advisory Committee recommended that the Board extend the period of review to accommodate a full review and public hearing for the proposal. The Agricultural and Forestal Advisory Committee expressed specific concerns about noise, emission and hazardous waste impacts, recommending that the Board of Supervisors examine these issues further. In addition, the Agricultural and Forestal Advisory Committee recommended that the Board of Supervisors, as part of any approval, require that the buffer land in the parcel be made available to the Benders for farming as long as the parcel remained in the Southern Fauquier Agricultural and Forestal District.

The motion carried 8-0, with Mr. Atherton abstaining and Mr. Eustace being absent.

**ADJOURNMENT:** There being no further business before the committee, the meeting adjourned at 8:30 P.M.

---

Mr. James Eustace, Chairman